DETAIL – 25' WIDE BUFFER STRIP
NO SCALE

RESIDENTIAL PROPERTY — PROPERTY LINE

TO UNDISTURBED BUFFER EXCEPT AS REQUIRED TO CONSTRUCT WALL & FENCE

5' MIN. – 10' MAX

8' HIGH WALL

5'–6' HIGH LELAND CYPRESS

25' BUFFER STRIP

DEVELOPMENT

VICINITY MAP
NO SCALE

SITE

+ 552' TO 'Melinda Drive'

THIS PORTION OF SITE NOT SUBJECT TO REZONING (ZONED R-2)

MYRTLE LANE

VISTA ACRES SUBDIVISION SECTION 12

20' OUTLET

25' BUFFER STRIP

5' MINIMUM SEPARATION, TYP

TODDSBERRY ROAD

AVONDALE DRIVE

CITY OF LYNCHBURG / CAMPBELL COUNTY

MELINDA DRIVE

PARKING

THIS PORTION OF SITE NOT SUBJECT TO REZONING (ZONED R-1)

EXISTING APARTMENT BUILDING TO BE DEMOLISHED

PROPERTY TO BE RETAINED BY COVENANT PRESBYTERIAN CHURCH SUBJECT TO REZONING REQUEST – B-1

PROPERTY TO BE PURCHASED FROM COVENANT PRESBYTERIAN CHURCH SUBJECT TO REZONING REQUEST – B-1

VISTA ACRES SUBDIVISION SECTION 10

25' BUFFER STRIP

5' MIN–10' MAX SEPARATION, TYP

PROPOSED TRAFFIC SIGNAL

TO TARGET

NEW SIGN

100 YEAR FLOOD PLAIN

EXISTING ENTRANCE TO APARTMENTS TO BE REMOVED UPON APPROVAL OF NEW ENTRANCE

STORMWATER MANAGEMENT

R-C DISTRICT

TAPER & TURN LANE

RETAIL 'G'
57,622 SF
288 SPACES REQUIRED
304.14'
189.46'

RETAIL 'F'
30,000 SF
150 SPACES REQUIRED
150' / 200'

RETAIL 'E'
20,228 S.F.
102 SPACES REQ'D
138'

RETAIL 'D'
14,814 SF
74 SPACES REQ'D
164.6'

RETAIL 'C'
30,000 SF
150 SPACES REQUIRED
200' / 102.9'

RETAIL 'B'
18,800 SF
94 SPACES REQUIRED
81'

RETAIL 'A'
96,322 SF
484 PARKING SPACES REQUIRED
393'-4'
DOCK

ROCK CASTLE CREEK

RETAIL 'H'
10,890 S.F.
55 SPACES REQ'D
128.50'

STORMWATER MANAGEMENT

CENTERLINE OF U.S. 460 WEST ON-RAMP

ROCK CASTLE CREEK

TO LOGANS ROADHOUSE AND O'CHARLEYS RESTAURANT

100 YEAR FLOOD PLAIN

LANDSCAPE BUFFER/BERM, 2'–4' HIGH 20' WIDE, TYPICAL OF 5

RETAIL 'I'
12,000 S.F.
60 SPACES REQ'D

WARDS FERRY ROAD

TO LYNCHBURG

REST.
6,280 S.F.
92 SPACES REQ'D

NEW SIGN

WARDS ROAD (U.S. 29)

Existing Traffic Signal

TAPER & TURN LANE TO BE LENGTHENED AS RECOMMENDED BY TRAFFIC STUDY

PROPERTY KEY:

① ENGLISH DEVELOPMENT COMPANY (23.8 +/- AC)
– TAX PARCEL NO. 13-A-49 (CAMPBELL CO.)
– CURRENT ZONING: R-2   PROPOSED ZONING: B-1
– CURRENT USE: MULTI-FAMILY/VACANT PROPOSED USE: SHOPPING CENTER

– TAX PARCEL NO. 261-05-005 (CITY OF LYNCHBURG)
– CURRENT ZONING: R-4 MULTI-FAMILY & R-C CONSERVATION
  PROPOSED ZONING: B-3 & R-C
– CURRENT USE: ACCESS DRIVE TO APARTMENTS/VACANT

② SHIRLEY K. & EVELYN M. McIVOR (5.4 +/- AC)
– TAX PARCEL NO. 13D-1-19 (CAMPBELL CO.)
– CURRENT ZONING: R-2   PROPOSED ZONING: B-1
– CURRENT USE: VACANT   PROPOSED USE: SHOPPING CENTER

– TAX PARCEL NO. 260-06-002 (CITY OF LYNCHBURG)
– ZONED: B-5 GENERAL BUSINESS

③ COMMONWEALTH OF VIRGINIA (5.3 +/- AC)
VIRGINIA DEPARTMENT OF TRANSPORTATION
(N/F R. E. HARTLESS, JR.)
– TAX PARCEL NO. 13D-1-20 (CAMPBELL CO.)
– CURRENT ZONING: R-2   PROPOSED ZONING: B-1
– CURRENT USE: VACANT   PROPOSED USE: SHOPPING CENTER

④ COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF TRANSPORTATION
– TAX PARCEL NO. 13D-1-42 (CAMPBELL CO.)
– CURRENT ZONING: R-2   PROPOSED ZONING: B-1
– CURRENT USE: VACANT   PROPOSED USE: SHOPPING CENTER

⑤ COMMONWEALTH OF VIRGINIA (0.718 AC.)
VIRGINIA DEPARTMENT OF TRANSPORTATION
4042 WARDS ROAD
(N/F WHITING OIL COMPANY)
– TAX PARCEL NO. 13D-1-19B (CAMPBELL CO.)
– CURRENT ZONING: R-2   PROPOSED ZONING: B-1
– CURRENT USE: VACANT   PROPOSED USE: SHOPPING CENTER

– TAX PARCEL NO. 260-06-001 (CITY OF LYNCHBURG)
– ZONED: B-5 GENERAL BUSINESS

⑥ COVENANT PRESBYTERIAN CHURCH (8.792 AC. – TOTAL TRACT)
108 MELINDA DRIVE
– TAX PARCEL NO. 13-A-50 (CAMPBELL CO.)
– CURRENT ZONING: R-1   PROPOSED ZONING: B-1 & R-1
– CURRENT USE: VACANT/CHURCH   PROPOSED USE: SHOPPING CENTER

– TAX PARCEL NO. 261-05-001 (CITY OF LYNCHBURG)
– CURRENT ZONING: R-4 MULTI-FAMILY   PROPOSED ZONING: B-3
– CURRENT USE: VACANT

NOTES:

1. THIS CONCEPT PLAN WAS PREPARED TO SUPPORT AN APPLICATION TO REZONE PORTIONS OF THE PROJECT SITE. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION OR CONVEYANCE OF PROPERTY, AND IT IS NOT A SURVEY DOCUMENT.

2. THE PROJECT PROPERTY CONSISTS OF THE PROPERTY IDENTIFIED IN THE "PROPERTY KEY" EXCLUDING THE FOLLOWING:
A. THE PORTION OF THE ENGLISH PROPERTY BETWEEN TODDSBURY ROAD AND MYRTLE LANE (3.4 +/- ACRES) IDENTIFIED AS "NOT SUBJECT TO REZONING."
B. THE PORTION OF THE COVENANT PRESBYTERIAN CHURCH THAT IS TO BE RETAINED BY THE CHURCH (5.1 +/- ACRES) IDENTIFIED AS "NOT SUBJECT TO REZONING."

3. A ZONING OF B-1 GENERAL BUSINESS DISTRICT IS PROPOSED FOR THE PROJECT SITE THAT LIES WITHIN CAMPBELL COUNTY. PORTION OF THE PROJECT SITE WHICH LIES WITHIN THE CITY OF LYNCHBURG TO BE REZONED TO "B-3 COMMERCIAL BUSINESS DISTRICT" AS USE REQUIRES.

4. CONTRACT OWNER/DEVELOPER FOR THE PROJECT IS:
COMPSON DEVELOPMENT
1320 OLD CHAIN BRIDGE ROAD
SUITE 400
MCLEAN, VA 22101-3942
BUS: (703) 847-0700

5. BUILDINGS LOCATED ON THE PROJECT SITE SHALL COMPLY WITH THE AIRPORT SAFETY OVERLAY DISTRICT (CITY OF LYNCHBURG).

6. THE PROJECT SITE SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER THROUGH AGREEMENT WITH THE CITY OF LYNCHBURG AND CAMPBELL COUNTY UTILITY SERVICE AUTHORITY.

7. THE PROJECT SITE SHALL COMPLY WITH THE PROVISIONS OF CAMPBELL COUNTY ZONING ORDINANCE SECTION 22-13 WITH RESPECT TO SPECIAL USE PERMITS.

LEGEND:

Ⓢ EXISTING SANITARY SEWER MANHOLE

—8"ss— EXISTING SEWER LINE – SIZE AS INDICATED

—w— EXISTING WATER LINE – SIZE AS INDICATED

▨ MASONRY BLOCK WALL – 8' TO 12' HIGH AND 1' WIDE

▨ 8' HIGH SCREEN FENCE W/ 10' LANDSCAPE BUFFER

×—×—× CHAIN LINK FENCE – 8' HIGH

▨ WATER QUALITY INLET, TYPICAL OF 4

SCALE IN FEET
0   100   200